

Leroy Township Zoning Commission
May 14, 2024
Working Session Meeting Minutes

Chairman Sharon Noewer called the meeting to order at 7:00 p.m. and opened with the Pledge of Allegiance.

MEMBERS PRESENT: Chairman Sharon Noewer, Cindy Binnig, Ron Baker, Charlie Cross
Secretary Nancy Kranstuber

ABSENT: Rich Hnizdil

TRUSTEES: No trustees present

MINUTES: March 12, 2024, meeting minutes were read. Noewer made the motion to approve the minutes with corrections; Baker seconded. All in favor.

CORRESPONDENCE: None

ZONING INSPECTOR: Overnight truck parking continues to be an issue at the Vrooman Road Shell service station. Zoning Regulation Section 9.19 prohibits overnight parking.

ACTION: Zoning inspector will provide update at July meeting.

ATTORNEY: Not Present

OLD BUSINESS:

Mailbox / Right-of-Way: In the case of the attached flagpole to a mailbox that goes into the road right-of-way, the flagpole was removed.

Resolution Review and Updates:

- **Alternative Energies** – This section was reassigned to Noewer.
 - **ACTION:** Noewer to contact Attorney Graham for input regarding verbiage on alternative energies and the maintenance of same.

- **Lot Size Definition** - Noewer provided a proposed revision to the Section 2 definition as it pertains to the minimum area of the lot.
 - Currently reads: The area of a lot is computed inclusive of no more than half of the road or street right-of-way when the lot owner holds title to the same.
 - Proposed change: The area of a lot is computed *exclusive of any portion of the right-of-way of any public thoroughfare.*

The commission agreed on the revision, but did not vote.

- **ACTION:** Noewer will forward the revision to Dave Radachy, Lake County Planning Commission, for additional input.

- **Short Term Rental:** Short term is defined as ‘less than a month.’ Questions to consider: how to track and enforce short term rental, where to find the rental information, and how is bed tax collected?
 - **ACTION:** Binnig to investigate bed tax.

- **Commercial Industrial Guidelines:** Due to Hnizdil’s absence, this topic was moved to July 2024 meeting agenda.
- **Assisted Living:** Baker provided a handout and advised that his research showed other townships have this topic listed under “conditional use” and is not a separate section.
 - **ACTION:** Using Concord Township as a prototype, Baker will review their conditional use verbiage to see if there is anything useful to add to the Leroy Twp Assisted Living section.

NEW BUSINESS:

Additional copies are needed of The Zoning Source Book prepared by the Center for Public Management and Regional Affairs and distributed to the new zoning commission members.

ACTION: Binnig offered to scan the source book and provide it electronically to the members.

Next Scheduled Meeting: July 9, 2024

ADJOURNMENT

There being no further discussion, Baker made the motion to adjourn the meeting; Binnig seconded; all in favor.

Respectfully submitted,
Nancy Kranstuber
Zoning Secretary